



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL**

**TUESDAY, FEBRUARY 19, 2013**

**6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2013, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ." (Tipton Park Offices, Inc.) Chris Schilling.
- B. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2013, AN ORDINANCE AMENDING THE FLOOD HAZARD AREA STANDARDS OF THE COLUMBUS & BARTHOLOMEW COUNTY ZONING ORDINANCE FOR THE JURISDICTION OF THE CITY OF COLUMBUS." Jeff Bergman.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2013, AMENDED FROM ORDINANCE NO. 31, 2012, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2013." Jeff Logston.
- D. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2013, AN ORDINANCE PROVIDING FOR THE TRANSFER OF FUNDS BETWEEN DEPARTMENTS FOR THE BUDGET YEAR 2013." Jeff Logston.

### **III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2013, RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Toyota Industrial Equipment Manufacturing, Inc.) Chris Schilling.
- B. Public Hearing and First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2013, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2013." (Motor Vehicle Highway) Jeff Logston.

### **IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. Discussion Items:
  - 1.) Ethics Ordinance – Kelly Benjamin
  - 2.) Code of Conduct Resolution – Kelly Benjamin
- C. Next regular meeting is scheduled for Tuesday, March 5, 2013 at 6:00 o'clock P.M. in City Hall.
- D. Adjournment.

RESOLUTION NO. \_\_\_\_, 2013

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT  
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA  
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*  
AND AUTHORIZING THE MAYOR TO EXECUTE  
THE STATEMENT OF BENEFITS FORM

**Toyota Industrial Equipment Manufacturing, Inc.**

**WHEREAS**, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the installation of new personal property in an Economic Revitalization Area (ERA); and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984 and as amended by Resolutions 20-1985, 3-1988 and 48-1988, all which remain in full force and effect; and

**WHEREAS**, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal property in an area previously designated as an ERA; and

**WHEREAS**, Toyota Industrial Equipment Mfg., Inc. ("TIEM") filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated February 1, 2013, requesting the approval of a ten (10) year personal property tax abatement pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new manufacturing and information technology equipment at a facility located at 5555 Inwood Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

**WHEREAS**, pursuant to INDIANA CODE 6-1.1-12.1- 4.5(f), a deduction allowed for the installation of new manufacturing equipment and information technology equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such personal property tax abatement be granted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **TIEM** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **TIEM** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
  - a. The estimated cost of the installation of new manufacturing and information technology equipment is reasonable for this type of project and equipment; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing and information technology equipment; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing and information technology equipment; and
  - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing and information technology equipment; and
  - e. The totality of benefits is sufficient to justify the deduction.
3. **TIEM's** project represents a major capital investment into the improvement of personal property, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.* shall be allowed for \_\_\_\_\_ years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the personal property tax abatements **TIEM**.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this \_\_\_\_ day of February 2013, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the  
Common Council

**ATTEST:**

\_\_\_\_\_  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day of February 2013 at \_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of February 2013, at \_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
Mayor of the City of  
Columbus, Indiana



# STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

### INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Toyota Industrial Equipment Mfg., Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) 5555 Inwood Drive, Columbus, IN 47202								
Name of contact person Joe Kurdziel		Telephone number (812) 342-8640						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Common Council of the City of Columbus		Resolution number (s) TBD						
Location of property 5555 Inwood Drive, Columbus, IN 47202		County Bartholomew						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary)  TIEM has multiple potential projects including retooling for future product product models, production of sub-assemblies for the South American market		DLGF taxing district number 03-021						
		ESTIMATED						
		START DATE	COMPLETION DATE					
		Manufacturing Equipment	03/01/2013 03/31/2014					
		R & D Equipment						
		Logist Dist Equipment						
		IT Equipment	03/01/2013 03/31/2014					
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 717	Salaries 36,622,548.00	Number retained 717	Salaries 36,622,548.00					
Number additional		Salaries						
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT	LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	Current values	21,140,020.00						
	Plus estimated values of proposed project	8,100,000.00						300,000.00
	Less values of any property being replaced							
Net estimated values upon completion of project	29,240,020.00						300,000.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative		Title Accounting Manager	Date signed (month, day, year)					



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.

B. The type of deduction that is allowed in the designated area is limited to:

- |  |  |
|--|--|
| 1. Installation of new manufacturing equipment;            | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 1 year     | <input type="checkbox"/> 6 years     |
| <input type="checkbox"/> 2 years    | <input type="checkbox"/> 7 years     |
| <input type="checkbox"/> 3 years    | <input type="checkbox"/> 8 years     |
| <input type="checkbox"/> 4 years    | <input type="checkbox"/> 9 years     |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** |

\*\* For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No  
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number ( )	Date signed (month, day, year)
Attested by:	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

**ORDINANCE NO. \_\_, 2013**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FOR THE BUDGET YEAR 2013**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, it is desire of the Mayor to address the City's need for the purchase of additional salt for treatment of the roads during winter weather conditions; and

**WHEREAS**, it is necessary to appropriate additional funds from the Motor Vehicle Highway Fund in the amount of \$125,000.00 for the purchase of additional salt for treatment of the roads during winter weather conditions; and

**WHEREAS**, there are additional funds in the amount of \$125,000.00 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that the funds in the amount of One Hundred Twenty-Five Thousand Dollars (\$125,000.00) shall be paid during the 2013 budget year and the same is hereby appropriated and ordered to be paid from the Motor Vehicle Highway Fund for the City of Columbus, Indiana and for the purpose of purchasing additional salt for treatment of the roads during winter weather conditions.

**BE IT FURTHER ORDAINED**, that the above additional appropriations shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana



Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2013 at  
\_\_\_\_\_ o'clock P.M.

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Kristen Brown  
Mayor, City of Columbus, Indiana